090.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,400 / 690,400
					USE VALUE:	690,400 / 690,400
					ASSESSED:	690,400 / 690,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIBEIRO LORI A
Owner 2:	
Owner 3:	
Street 1:	151 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHANG FU -
Owner 2:	DENG GEJING -
Street 1:	151 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,968 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1989 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4968.000	291,200	900	398,300	690,400
Total Card	0.114	291,200	900	398,300	690,400
Total Parcel	0.114	291,200	900	398,300	690,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.11 | /Parcel: 347.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 57823
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,200	900	4,968.	398,300	690,400	690,400	Year End Roll	12/18/2019
2019	101	FV	230,000	1000	4,968.	404,000	635,000	635,000	Year End Roll	1/3/2019
2018	101	FV	230,000	1000	4,968.	301,600	532,600	532,600	Year End Roll	12/20/2017
2017	101	FV	230,000	1000	4,968.	273,100	504,100	504,100	Year End Roll	1/3/2017
2016	101	FV	230,000	1000	4,968.	261,800	492,800	492,800	Year End	1/4/2016
2015	101	FV	217,000	1000	4,968.	221,900	439,900	439,900	Year End Roll	12/11/2014
2014	101	FV	217,000	1000	4,968.	210,500	428,500	428,500	Year End Roll	12/16/2013
2013	101	FV	217,000	1000	4,968.	200,300	418,300	418,300		12/13/2012

!7318!

PRINT

Date	Time
12/10/20	21:58:05

LAST REV

Date	Time
07/11/19	15:35:04

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7318

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANG FU,	54733-385		5/25/2010		465,000	No	No		
MYERS MARY L	27712-287		9/26/1997		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	57823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2018	186	Redo Bat	17,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	345	PATRIOT
5/6/2000	Inspected	264	PATRIOT
3/25/2000	Missed Appt.	201	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4968		Sq. Ft.	Site		0	70.	1.15	5									398,328						398,300	

Total AC/HA: 0.11405 | Total SF/SM: 4968 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 398,328 | Spl Credit | Total: 398,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34444439
Const Adj.:	1.01989806
Adj $ / SQ:	178.256
Other Features:	82300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422039
Depreciation:	130832
Depreciated Total:	291207

COMMENTS

8FT SHED DORMER-REAR. 22FT SHED DORMER-FRONT. SCUTTLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

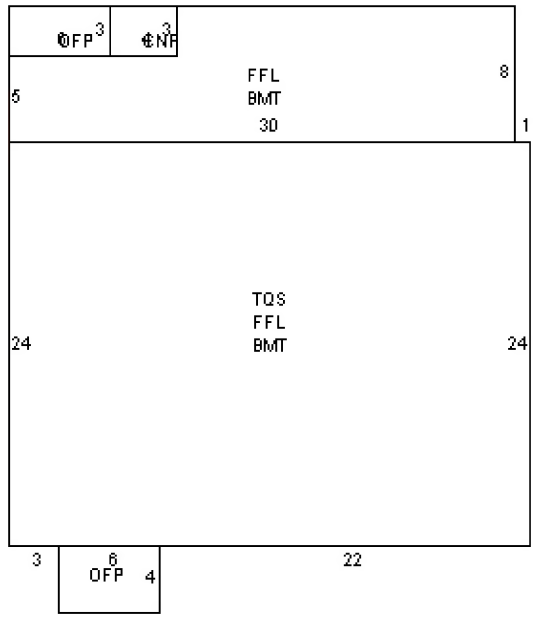
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.26
Special Features:	0	Val/Su Net:	115.56
Final Total:	291200	Val/Su SzAd	192.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	954	70.860	67,597
FFL	First Floor	954	178.260	170,056
TQS	3/4 Story	558	178.260	99,467
OFP	Open Porch	42	44.880	1,885
CNP	Canopy	12	61.190	734

Net Sketched Area:	2,520			Total:	339,739
Size Ad	1512	Gross Are	2706	FinArea	1989

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X24	A	AV	1980	3.12	T	31.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc